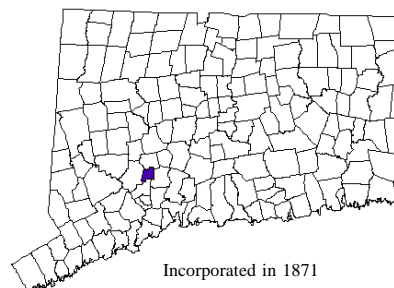


Connecticut

Town Hall
10 Maple Avenue
Beacon Falls, CT 06403
(203) 729-4340

Belongs to
New Haven County
Bridgeport Labor Market Area
Naugatuck Valley Economic Dev. Region
Central Naugatuck Valley Planning Area



Demographics

Population (2001)							Race/Ethnicity (2001)				Town		County		State		
	Town		County		State												
1990	5,083		804,219		3,287,116		White				5,122		711,824		2,997,210		
2000	5,246		824,008		3,405,565		Black				47		79,304		266,880		
2001	5,189		825,138		3,414,784		Asian Pacific				5		10,584		52,248		
2006	5,266		834,574		3,465,947		Native American				0		1,455		6,660		
'01-'06 Growth (AAGR)	0.30%		0.23%		0.30%		Hispanic (any race)				125		82,824		318,289		
Land Area (sq. miles)	10		606		5,009		Poverty Rate (1990)				1.7%		7.9%		6.6%		
Pop./ Sq. Mile (2001)	531		1,362		682		Educational Attainment (1990)										
Per Capita Inc. (2001)	\$28,819		\$28,013		\$32,317		Persons Age 25 or Older				Town	%	State	%			
Households (2001)	1,995		314,465		1,285,210		High School Graduate				1,108	32.8%	648,366	29.6%			
Median Age (2001)	35		36		37		Some College				907	26.8%	495,696	22.6%			
							Bachelors or More				753	22.3%	597,693	27.3%			
Age Distribution (2001)																	
	0-4		5-17		18-24		25-49		50-64		65+		Total				
Male	169	3%	473	9%	208	4%	1,065	21%	375	7%	278	5%	2,568				
Female	167	3%	466	9%	194	4%	1,064	21%	377	7%	353	7%	2,621				
County Total	52,621	6%	143,398	17%	72,491	9%	309,223	37%	125,417	15%	121,988	15%	825,138				
State Total	213,561	6%	597,220	17%	279,666	8%	1,294,651	38%	544,994	16%	484,692	14%	3,414,784				

Economics

<i>Business Profile (2001)</i>								<i>% of</i>	
<i>Sector</i>	<i>Firms</i>	<i>Total</i>	<i>Emp.</i>	<i>Total</i>				<i>Amount</i>	<i>Net</i>
Agriculture	8	3.9%	14	1.2%	Spain Oil Corporation			\$6,016,660	2.05%
Const. and Mining	46	22.4%	172	14.6%	Rex Machinery Movers Inc.			\$3,719,170	1.27%
Manufacturing	23	11.2%	407	34.4%	Murtha Enterprises Inc.			\$3,118,400	1.06%
Trans. and Utilities	10	4.9%	34	2.9%	Connecticut Light & Power			\$2,413,230	0.82%
Trade	50	24.4%	289	24.5%	Murtha Industrial Four, LLC			\$2,286,460	0.78%
Finance, Ins. and Real Estate	10	4.9%	12	1.0%	Net Grand List ()			\$293,383,296	
Services	53	25.9%	227	19.2%	<i>Top Five Major Employers (1997)</i>				
Government	5	2.4%	27	2.3%	Kirsch, Inc.		Knapp Container Manufacturer		
Total	205	100.0%	1,182	100.0%	C.R. Gibson Distribution Center		Beacon Falls Town & Schools		
					Baker Choice Products				
							<i>Town</i>		<i>State</i>
					<i>Retail Sales (1999)</i>		\$21,966,012	\$76,264,820,474	

Education

1995-1996 School Year				Town	State	Connecticut Mastery Test: Percent Above Goal						
Total Students				1,338	461,203	Grade 4		Grade 6		Grade 8		
Total Expenditures Per Pupil				\$6,859	\$8,300	Town State		Town State		Town State		
Average Teacher's Salary				\$46,622	\$48,598	Reading	58	55	65	60	70	64
Students Attending Public School				94.4%	89.2%	Math	70	59	50	59	59	51
Student/Teacher Ratio				15.4	14.5	Writing	53	46	67	46	81	51
Grads Pursuing Post-Sec. Education				75.7%	75.8%	Average SAT Score						
High School Dropout Rate				2.6%	4.6%							
Average Class Size						Verbal		488		503		
Kindergarten 15.1 Grade 2 19.3						Math		495		499		
Grade 5 22.8 Grade 7 25.6 High School 21.1												

Connecticut Town Profiles (Nov. 2001)

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Beacon Falls

Connecticut

Government

Government Form	Selectman-Town Meeting			Annual Debt Service (1999)	\$132,842
				As % of Expenditures	1.4%
Total Revenue (1999)	\$9,996,605	Total Expenditures (1999)	\$9,181,756	Equalized Grand List (2001)	\$401,174,496
Tax Revenue	\$6,398,115	Education	\$6,288,743	Per Capita	\$77,104
Non-tax Revenue	\$3,598,490	Other	\$2,893,013	As % of State Average	0.5%
Intergovernmental	\$3,219,727	Total Indebtness (1999)	\$7,735,925	Date of Last Revaluation (2001)	2001
Per Capita Tax (1999)	\$1,230	As % of Expenditures	84.3%	Moody's Bond Rating (1999)	A3
As % of State Average	79.4%	Per Capita	\$1,487	Actual Mill Rate (1999)	25.00
		As % of State Average	107.9%	Equalized Mill Rate (1999)	16.55
				% of Grand List Com/Ind (1999)	11.6%

Housing

Housing Stock (1999)	Town	County	State	Sales Price Distribution (2000)	Town	County	State
Existing Units (total)	2,216	343,158	1,392,233	Number of Sales			
% Single Unit	71.6%	58.2%	63.4%	Less than \$100,000	32	3,449	12,351
New Permits Auth. (1999)	49	2,413	10,794	\$100,001-\$200,000	42	5,858	24,349
As % Existing Units	2.21%	0.70%	0.78%	\$200,001-\$300,000	22	1,752	9,063
Demolitions (1998)	0	626	2,968	\$300,001-\$400,000	0	620	4,013
Residential Sales (2000)	96	12,102	56,032	\$400,001 or More	0	423	6,256
Average Price	\$124,338	\$150,331	\$219,784	1996 Characteristics			
Median Price	\$119,500	\$119,900	\$135,500	Owner Occupied Dwellings	1,466	191,583	807,559
				Housing Stock Age - Pre-1950	35.7%	36.0%	33.9%
				Subsidized Housing Units	32	42,124	148,930

Labor Force

(2000)	Town	County	State	Commuters (1990)		
Labor Force	2,842	420,463	1,746,503	Commuters into Town from	Town Residents	Commuting to
Employed	2,772	409,831	1,707,150	Beacon Falls	292	Beacon Falls
Unemployed	70	10,632	39,353	Waterbury	169	Waterbury
Unemployment Rate	2.5%	2.5%	2.3%	Naugatuck	157	Shelton
Total Employment	960	367,510	1,693,400	Oxford	109	Ansonia
'92-'00 Growth (AAGR)	2.3%	0.9%	1.3%	Seymour	71	Bridgeport
Manufacturing	380	58,590	268,400	Southbury	36	Stratford
				Prospect	32	Derby
				Ansonia	29	Seymour
				Watertown	16	Naugatuck

Quality of Life

	Town	State	Library (1999)	Town	Residential Utilities
Banks (2000)	1	1,183	Total Volumes	7,200	Electric Provider
Lodging (1998)	0	756	Circulation Per Capita	2.1	Connecticut Light & Power
Day Care Facilities (1999)	1	1,722			(800) 286-2000
Infant Mortality Rate Per 1,000 births (1998)	no calc	7.0	Distance to Major Cities	Miles	Gas Provider
Crime Rate (1999) Per 1,000 Residents	9	33	Hartford	30	Yankee Gas Company
% Open Land (1990)	78.4%	68.7%	Boston	122	(800)-989-0900
			New York City	71	Water Provider
			Providence	89	CT Water Company/Aquarion Water Compan
Hospitals (1999)	0	7			(800) 286-5700
Total Beds	0	2,487			Cable Provider
					Tele-Media Company of Western CT
					203-735-9504